

## EVERSLEY PARK ROAD, N21 1JQ



**£359,500 Leasehold - Share of Freehold**

- CHAIN FREE
- SPACIOUS LOUNGE
- BATHROOM
- COMMUNAL GARDENS
- 2 DOUBLE BEDROOMS
- KITCHEN
- SEPARATE WC
- LONG LEASE



Property Details

Located in the highly sought-after Seymour Court, this well-presented two-bedroom flat offers an excellent opportunity for first-time buyers or investors.

The property features two generous double bedrooms, a spacious lounge, and a fitted kitchen, providing comfortable and well-proportioned living space. A bathroom with a separate WC adds extra convenience. Set within well-maintained communal gardens, the flat benefits from a secure entryphone system and is offered chain free, making for a smooth and hassle-free purchase. Additionally, the property comes with a long lease, adding further appeal.

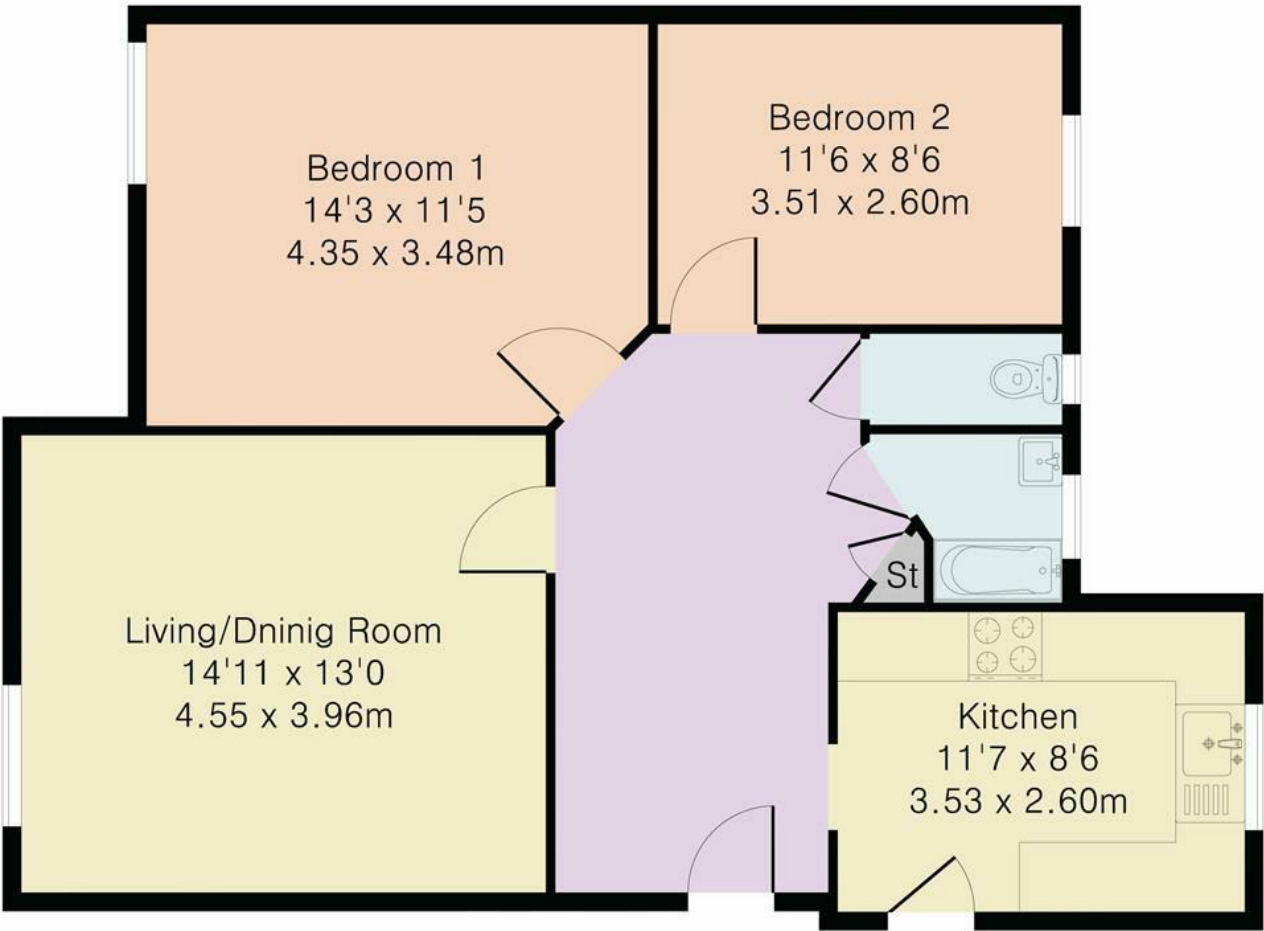
Seymour Court is ideally positioned in Winchmore Hill, offering excellent transport links. Winchmore Hill Station (Great Northern Line) is within easy reach, providing direct services to Finsbury Park and Moorgate, making it ideal for commuters. There are also excellent bus routes and road connections to surrounding areas.

For families, the property is close to several highly regarded primary and secondary schools, including Eversley Primary School, St Paul's CofE Primary School, Highlands School, and Winchmore School, all of which have strong reputations.

With local shops, cafes, parks, and green spaces nearby, this fantastic flat offers the perfect blend of convenience and comfort.



Approximate Gross Internal Area 737 sq ft - 68 sq m



Second Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

